

**32 Cartwright Avenue, Merrylands, NSW 2160**

**Laing+Simmons**

**Sold House**

Friday, 18 August 2023

32 Cartwright Avenue, Merrylands, NSW 2160

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Tony Khoury  
0296825888

**\$1,305,000**

Enhanced with a sunny north facing aspect in a popular quiet location, this large family home provides all the essentials needed to add value, renovate, develop into duplexes, add a granny flat or build your dream home all subject to council approval. The property is set on 657.6sqm approximately with a frontage of 15.24 metres. Its popular location is accessible to the M4, schools, buses, parks, swimming pool, shops, Westmead Hospitals, Parramatta CBD and Merrylands Mall. - Total land size 657.6sqm with 15.24 metre frontage - Large 5 bedroom house window shutters throughout - Separate Formal Lounge and formal dining - Modern kitchen with stone benchtop - 2 bathrooms one combined with laundry - Large lock up garage with ample off street parking plus garden shed - Spacious backyard ideal for granny flat (subject to council approval) Fantastic opportunity for first home buyers, investors and developers. Laing & Simmons Merrylands and its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries.